



Order Filed on April 3, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

MINION & SHERMAN

By: Stuart D. Minion, Esq. – ID#039741991

33 Clinton Road, Suite 105

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(973) 882-2424

SHARON TRUFFIN,

Debtor

Case No.: 19-23622 JKS

Chapter 13

Hearing Date: 3/26/2020

Judge: John K. Sherwood

Recommended Local Form has been modified

**ORDER AUTHORIZING SALE OF REAL PROPERTY**

The relief set forth on the following pages, numbered Two (2) through Three (3) is hereby **ORDERED**.

**DATED: April 3, 2020**

A handwritten signature in black ink, appearing to read "J K Sherwood", is written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

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**Debtor: Sharon Truffin**

**Case No: 19-23622 JKS**

**Caption of Order: ORDER AUTHORIZING SALE OF REAL PROPERTY**

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1. The Debtor is authorized to sell the Real Property, located at 8 Meadow Lane, Roseland, New Jersey 07068, upon the terms and conditions of the Contract for Sale for \$850,000.00 to 5 Staff, LLC pursuant to 11 U.S.C. §§ 363(b) and 1303.

2. The proceeds of sale shall be applied to pay, in full at closing, the first mortgage on the real property which is held by Bayview Funding pursuant to a payoff statement issued in the normal course.

3. Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate counsel and broker's commissions, if said counsel and broker have not already been approved by this court. If said counsel and/or broker have been approved by this court in advance of the sale, the counsel and broker shall be paid at closing in the normal course.

4. Other normal and ordinary closing fees and adjustments including realty transfer taxes payable by the Debtor and non-filing co-owner may be satisfied from the proceeds of sale in the normal course. This includes any liens against non-filing co-owner.

5. A copy of the HUD/CD/Alta settlement statement shall be forwarded to the Chapter 13 Standing Trustee five days after closing.

6. Other provisions:

A. Debtor's counsel is hereby allowed a legal fee of \$1,000.00 for the representation of the Debtors in connection with this motion.

B. 50% of the net proceeds after payment of all mortgages and the aforementioned closing costs shall be distributed to the non-debtor spouse, Carlos Truffin.

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Debtor: SHARON TRUFFIN

Case No: 19-23622 JKS

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C. 50% of the net proceeds after payment of all mortgages and the  
aforementioned closing costs, representing Debtor's share shall be distributed as follows:

1. The balance of Debtor's share shall be paid to Marie-Ann  
Greenberg, Chapter 13 Standing Trustee, to be distributed in accordance with debtor's Chapter  
13 plan or in the alternative the Debtor shall pay the amount necessary to pay off the debtor's  
chapter 13 plan.

D. If necessary, Debtor shall file a Modified Chapter 13 Plan within 30 days  
from the date of closing.

E. The 14 day stay of Bankruptcy Rule 6004(h) is waived.

7. The sale must be completed within one-hundred twenty (120) days of the entry of  
this Order.

Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
District of New Jersey

In re:  
Sharon Truffin  
Debtor

Case No. 19-23622-JKS  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 03, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 05, 2020.

db +Sharon Truffin, 106 Summit Avenue, Bloomfield, NJ 07003-3866

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 05, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 3, 2020 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Melissa N. Licker on behalf of Creditor Bayview Loan Servicing, LLC NJ\_ECF\_Notices@mccalla.com  
Phillip Andrew Raymond on behalf of Creditor Bayview Loan Servicing, LLC  
phillip.raymond@mccalla.com  
Rebecca Ann Solarz on behalf of Creditor Bayview Loan Servicing, LLC rsolarz@kmlawgroup.com  
Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com  
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com,  
nj.bkecf@fedphe.com  
Stuart D. Minion on behalf of Debtor Sharon Truffin sminion@minionsherman.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9